047.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,900 / 803,900
					USE VALUE:	803,900 / 803,900
					ASSESSED:	803,900 / 803,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DECAMP JAMES
Owner 2:	DECAMP MARY ELIZABETH
Owner 3:	
Street 1:	152 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DECAMP JAMES -
Owner 2:	DECAMP MARY ELIZABETH -
Street 1:	152 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,072 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2217 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5072.000	388,200	3,700	412,000	803,900
Total Card	0.116	388,200	3,700	412,000	803,900
Total Parcel	0.116	388,200	3,700	412,000	803,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.61 | /Parcel: 362.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33172
GIS Ref	
GIS Ref	
Insp Date	12/04/18

!3973!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,200	3700	5,072.	412,000	803,900	803,900	Year End Roll	12/18/2019
2019	101	FV	290,600	3700	5,072.	437,700	732,000	732,000	Year End Roll	1/3/2019
2018	101	FV	290,600	3700	5,072.	319,300	613,600	613,600	Year End Roll	12/20/2017
2017	101	FV	290,600	3700	5,072.	278,100	572,400	572,400	Year End Roll	1/3/2017
2016	101	FV	290,600	3700	5,072.	236,900	531,200	531,200	Year End	1/4/2016
2015	101	FV	273,500	3700	5,072.	231,700	508,900	508,900	Year End Roll	12/11/2014
2014	101	FV	273,500	3700	5,072.	190,500	467,700	467,700	Year End Roll	12/16/2013
2013	101	FV	273,500	3700	5,072.	181,300	458,500	458,500		12/13/2012

PRINT

Date	Time
12/10/20	19:05:10

LAST REV

Date	Time
05/14/19	14:57:03
apro	
3973	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCMANUS RALPH	31567-31		6/29/2000		389,900	No	No		
	8833-1		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/2/2009	Meas/Inspect	372	PATRIOT
9/30/2000	MLS	MM	Mary M
3/7/2000	Measured	263	PATRIOT
8/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5072		Sq. Ft.	Site		0	80.	1.02	1			Med. Tr	-10					411,957						412,000	

Total AC/HA: 0.11644 | Total SF/SM: 5072 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,957 | Spl Credit | Total: 412,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12361288
Const Adj.:	0.99989998
Adj $ / SQ:	146.055
Other Features:	67500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476936
Depreciation:	88710
Depreciated Total:	388226

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

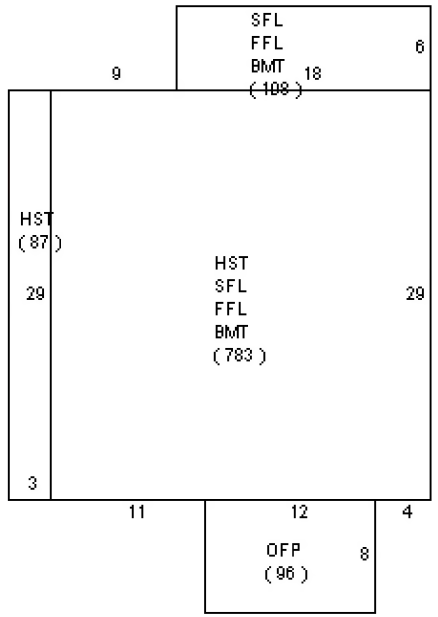
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.66
Special Features:	0	Val/Su Net:	121.16
Final Total:	388200	Val/Su SzAd	175.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	891	43.820	39,041
FFL	First Floor	891	146.060	130,135
SFL	Second Floor	891	146.060	130,135
HST	Half Story	435	146.060	63,534
OFP	Open Porch	96	33.680	3,234

Net Sketched Area:	3,204			Total:	366,079
Size Ad	2217	Gross Are	3639	FinArea	2217

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1920	22.72	T	50	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700